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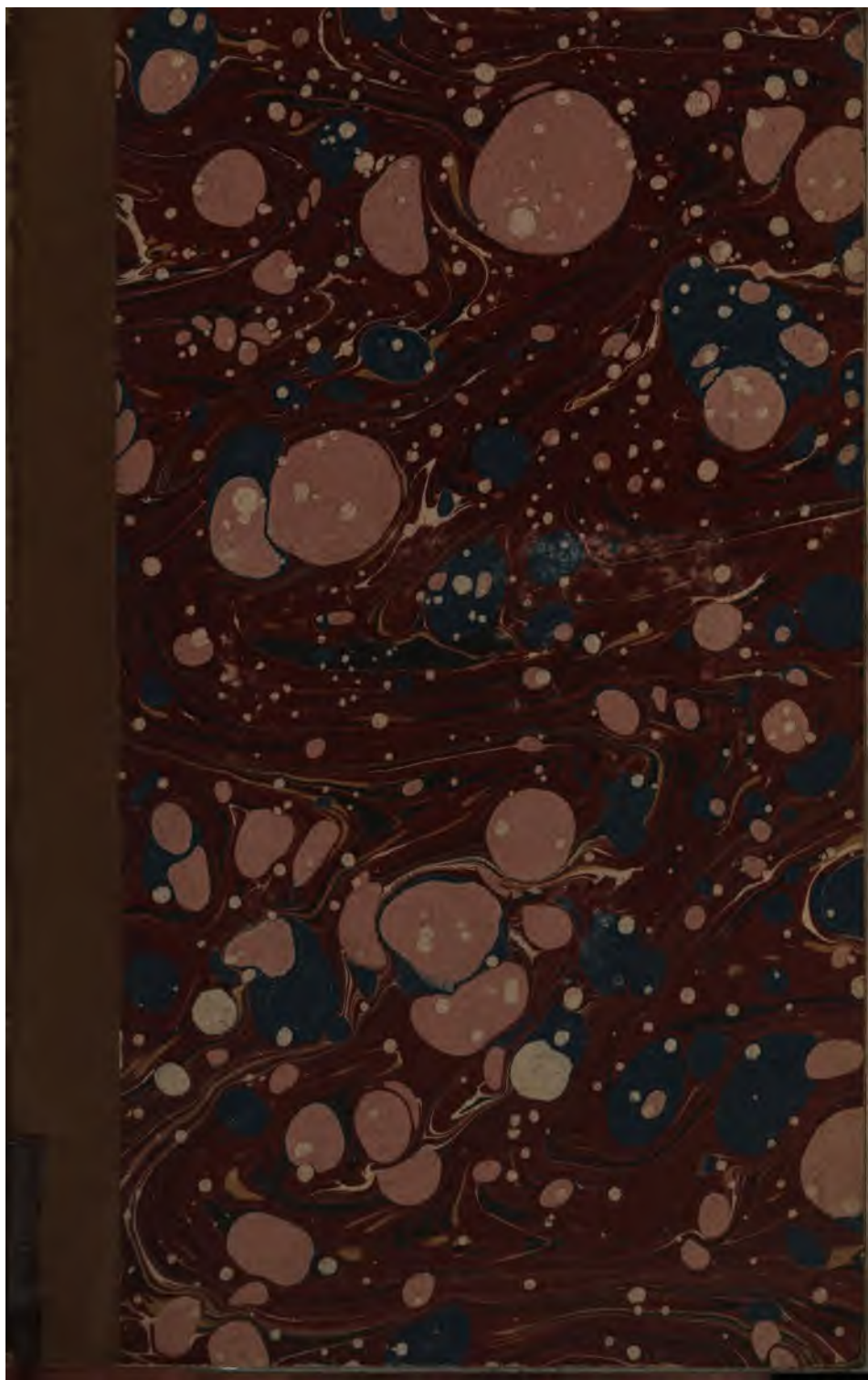
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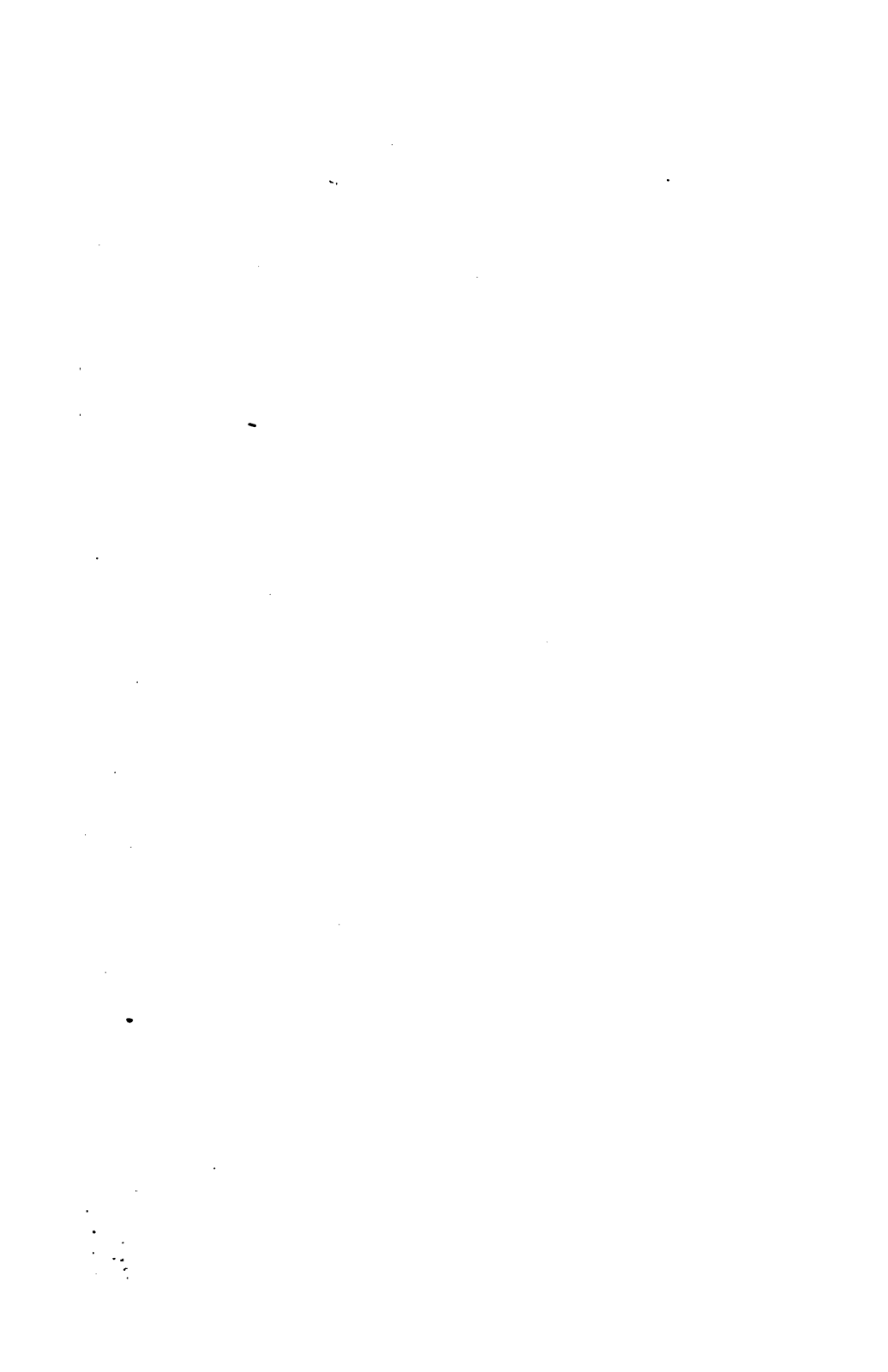
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HEALTHY MORAL HOMES.

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IMPROVED PLANS

FOR

LAYING OUT SUBURBAN STREETS,

AND

BUILDING HOUSES,

FORMING TWO OR MORE

SEPARATE DWELLINGS,

WITH A GARDEN ATTACHED FOR EACH TENANT,

AT AN EXTRA PROFIT TO THE BUILDER,

AND NOT COVERING MORE GROUND THAN IS NOW USUALLY GIVEN TO  
EACH HOUSE IN TOWNS; AS APPROVED

BY THE METROPOLITAN BOARD OF WORKS,

LOCAL BOARDS OF HEALTH,

DISTRICT SURVEYORS, AND COTTAGE IMPROVEMENT SOCIETIES,

AND HIGHLY COMMENDED BY

SEVERAL EMINENT ARCHITECTS, SURVEYORS, AND BUILDERS;

Also, Noblemen and Gentlemen interested in the Promotion of

HEALTHY MORAL HOMES

FOR THE INDUSTRIOUS CLASSES:

BY

JAMES MORTIMER,

ARCHITECT, LAND AND BUILDING SURVEYOR,

47, GRESHAM STREET, CITY. E.C.

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ENTERED AT STATIONER'S HALL,

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## HEALTHY MORAL HOMES.

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HEALTHY MORAL HOMES have received the attention of, and so many noble efforts have been made in their promotion by some of the most illustrious and distinguished philanthropists, members of the legislature, and others, that where so much talent and capital have been expended, we may well have considerable diffidence in publishing Improved Plans for laying out Suburban Streets, and Building Houses, forming two or more separate Dwellings, with a Garden attached for each tenant; but we feel greatly encouraged by the fact that, while the number of the splendid palaces within the last twenty years have been greatly increased, the possessors of the royal palaces have shown their anxiety to promote the number and the comforts of the cottages. Hence, one of the noble attempts of our much lamented Prince, to ameliorate the condition of the industrious classes in exhibiting, in the Exhibition of 1851, the dwellings now so well known as "Prince Albert's Model Cottages."

The extensive buildings erected in various parts, by philanthropy or with a view to profit, have not yielded a sufficient return to induce capitalists to follow the example; besides, not being so generally convenient or acceptable as houses will be of the common dimensions, embracing all the comforts and more suitable to the feelings of the community by not having a barrack appearance, besides affording an instance that the only way capital can be employed, to any extent, in building houses for the masses, is to build such as will pay better than those intended for other classes.

The intention expressed of pulling down so many houses as soon as the sanction of the legislature can be obtained, in addition to the great number already cleared away for improvements, railways, and buildings of various kinds, has brought forth the promise from some of Her Majesty's Ministers that they will encourage the legislation for a considerable reduction from the present fares. Also several railway Directors and Shareholders are of opinion that a very considerable revenue may be derived from the conveyance of the working classes (each night and morning) at a penny, or at the most, a twopenny return fare, within a circle of twelve miles from the metropolis, or other, at present, crowded city or town.

It is generally admitted, the present plans on which the streets are laid out, and the houses built, especially for the industrious classes, including all whose incomes are under £150 per annum,

with the small back rooms, additions, and dirty back yards, with the amount of interest received for the capital expended in their production, are not such as will be either ornamental or improving to the suburban districts, comprising many splendid sites for building on the beautiful hills by which our metropolis and towns are surrounded; while the prices obtained for the ground will be so much enhanced by the demand as not to allow builders to be more liberal in the space devoted to each house, or to give to each tenant there, any more than in town, that which is so essential to their morality and comfort—a separate and distinct dwelling, with a garden attached—so much valued where obtained, and which is now offered by the adoption of the Improvement Plans at an extra profit to the builder of 25 per cent., without the several tenants having to pay more rent than is now paid, or the houses occupying more ground than is now usually given in towns.

How far the Building Acts, and the Laws relating to Buildings, have tended to increase the squalor and filth, observable in some of the districts tenanted by the poor, or to increase depression in the building trade by obliging it to observe useless, and sometimes injurious restrictions, and taxing it more than all the other manufacturers, in the shape of fees for officers to cause its observance to an amount almost sufficient to support the Coast Guard; while the most trifling repairs cannot be done to the top of a chimney stack without giving notice and paying a fee, or being rendered liable to the same sort of pains and penalties as the smuggler; or how capital is fettered by the total absence of free trade in the production of buildings by the combination of the men against the masters, and, to some extent, the masters against the men; or by the builder not having a quicker return than quarterly payments of rent after providing (frequently by sacrificing all his profit) for the weekly demand for wages of his workmen, which is the great source of profit and wealth of the butcher, baker, publican, and others who can turn over their receipts as many times, at least, as there are weeks in the year, while the builder, by not being allowed, or till he adopts the improved plans, not knowing how to divide his houses so as he is not obliged to let them to tenants who undertake to pay six times as much as they can afford out of their own incomes, trusting to make up the amounts by adopting the premium offered by over crowding their houses frequently at the expense of morality, and always as much as is possible to remove the burdens of paying rent from their own shoulders on to those of their lodgers who pay weekly, frequently in advance, while it is left to chance of the

builder or capitalist receiving more than three out of the four quarterly payments, on the average, either through the want of honesty, or success in their tenants; or how much the trade and the public in general owe to legislation for the necessary restrictions and improvements, and the now more than ever great attention and consideration paid to the subject by those gentlemen professionally employed in the administering, and, it is to be hoped, preparing to reform the different Building Acts, it is not our province at the present to discuss.

But we can readily bring to our recollection the melancholy state of the metropolis during the fatal cholera and fever epidemics, as well as the polluted state of the Thames during the summer of 1858, causing royalty, the legislature, the nobility, and all who could to forsake its shores; while many of the poor and others who could not follow the example were conveyed to a premature grave, paying the penalty for the public at large giving up common sense, and too long relying on the judgment of the then, supposed to be, eminent engineers, architects, surveyors, and other gentlemen of the old school, who framed and administered the laws regulating the building trade, many of whom, by looking coldly on the younger members of the profession, were led astray by prejudices and pseudo-pretensions, but whose fallacies and incompetence were then made so appallingly evident. But as that responsibility is now cast on a representative institution of the people (the Metropolitan Board of Works), whose honourable chairman has not had the honour of a prominent position in either of the above professions, we stand more chance of better laws being promulgated, and objectionable ones being repealed. Although it is certainly to be regretted that that body had not more experience in intercepting sewage flowing into the river before works were ordered that will, before they are completed, cost the tax payers an amount little short of six millions, and that without proving that iron pipes, by which the water from the different companies is conveyed into town, is unsuited to convey the same out when forming and mixed with the sewage. These pipes should be laid in the foreshores, or the middle of the river where required, thus making use of the natural excavations and the great advantage of flushing by the tides, twice every twenty-four hours, if necessary, forming an easy method of conveyance, from where it acts as a curse, into different parts of the country where it could be made to defray its cost by being intercepted when it is comparatively free from surface drainage; it being proved, by experience long tried, as one of the best fertilizing agents we have;

and which pipes would have aided materially the scheme of embankment on both shores, from Richmond to the Nore, at little more, if so much, as half the expense of the high, middle, and low level sewers. This is a question to which we have not given much attention, but feeling clear on the subject, in our own minds, that it is dictated by common sense, we shall feel interested in seeing it answered.

We also feel interested in inviting attention to the present main sewers, or elongated cesspools, as many of them were described in evidence, (*See* page 166 of the Report of the Royal Sanitary Commission, 1847.) When the stream is cut off, the strong current of which, from the upper districts, alone rendered them fit for the purpose for which they were built, will now form so many *culs-des-sacs* without any proper invert to convey the drainage from the immediate districts on the lower side of the new intercepting high, middle, and low level sewers, rendering the houses more dangerous from bad drainage, than if there were no sewers, as then the inhabitants would have proper cesspools; besides which, many of the sewers being of a very large size, must not be allowed to fall into a dilapidated condition, but must be kept in repair as if they were in as much use as at present, or they will become dangerous to the traffic through the sinking of the pavement in the thoroughfares, and also to the houses under which they are built, and which can only be done by a constant supervision by, perhaps, as numerous a staff of officers, and heavy expenses, as are at present provided for out of the pockets of the tax payers.

But we must plead the importance of the subject as an excuse for diverging from the subject in point.

On our recent application to the Metropolitan Board of Works for their approval of the plans submitted, with a separate front door to each floor, we were treated with the greatest consideration, but referred to the Building Act, which does not allow two separate entrances, (without having fire-proof floors and a separate party-wall from the foundation to eighteen inches above the roof, to divide the staircase from the bottom floor), if even a four roomed house, is so divided that it can be let in two separate tenements by the builder, while the same Act, and the feelings engendered by it, permits, if not encourages, the letting out of a ten roomed house to ten separate families at the least, while no distinction for lodging of the sexes can be observed, often proving the very hot beds of disease, immorality, and crime, quite neglecting the adage—

“As the homes, so the people.”

By the alteration of the plans, so as the two front doors can be approached in one lobby, with an external door to slide in front of the same, as shown in the ground plan, the conditions of the Act are complied with; but happily, in this instance, although very disastrous in the late extensive fires, if the builder is compelled by law to provide doors (which are useless) the law cannot compel tenants to shut them.

These improved plans have received the approbation of the Metropolitan Board of Works, Local Boards of Health, the Cottage Improvement Society, district surveyors, several eminent architects and surveyors, and distinguished personages interested in the promotion of Healthy Moral Homes and Cottage Floriculture, (see numerous testimonials) and comply with the law as it at present stands, and when it is altered other important alterations and improvements in buildings can be suggested, for as soon as the principle is admitted in the humble dwelling, and the yards in common at the back are made to give way to the neat flower gardens which, it being peculiar to this construction, all the windows will front; while excellent ventilation is secured, and the commanding and pleasing aspect from park-like grounds enjoyed, by uniting several of the gardens into one large space, (only having light iron fences) now seldom seen devoted to the beautiful flowers, shrubs, and trees so highly cultivated and appreciated in the several districts of the country. It will then be no longer considered requisite that the stately mansion, standing in its own pleasure grounds or park, should remain waiting to be tenanted by the opulent, or one family of distinction, it being quite as convenient, and many ladies prefer it to have the dining, drawing, bed-rooms, and the domestic apartments on one floor, with a separate entrance-hall and staircase to the same arrangements on the floors above, fire and waterproof floors being more easy to substitute in the kitchen department than over the other more costly parts of the mansion, and which, after the alteration of the law, can be done at a trifling expense.

The landlord, either by himself, clerk, or agent, will then look after his increased profits, and have a more direct oversight over the character and state of repair of his property than he has now, by deputing it to other people, who frequently neglect both, after exacting nearly double the amount of rent from their under tenants more than they do, or ought to, pay for the whole of the house, besides having their own apartments rent free.

Although houses have been built in what are termed flats in Scotland, in various parts of England and the Continent, we have

not as yet found any built upon our improved plans, embracing the great desideratum of distinct residences, containing parlour, one, two, or more bed-rooms, kitchen, water-closet, &c., on each floor, with a separate plot of garden for each tenant, with extra drying or play ground attached, without, as is not the case with these plans, greatly increasing the rent, or covering more ground.

The tenant in the ground floor, when desirable, can have the whole of the house, by simply cutting out a doorway provided for at the foot of the staircase, as shown in the ground plan, without impairing the general arrangement.

We have excellent building frontages to let for ninety-nine years, on which advances can be made, as the works proceed, to respectable builders; leases direct from the freeholder at 1s. 9d. to 2s. 6d. per foot, within ten minutes ride and a threepenny fare from some of the principal railway stations on the North and South sides of the metropolis, in situations where houses are much required; and if built to these improved plans will be found, to use the words of the district surveyors, to whom they have been submitted, to be not only economical and ingenious, but a class of property much wanted, and sure to be appreciated.

But to promote Healthy Moral Homes amongst the industrious classes, we offer to build them on any estate, within the boundary where the metropolitan rate of wages is paid, to pay twelve per cent. after allowing deductions, or to undertake the responsibility and risk, if any, and pay six per cent. on mortgage to any capitalist seeking for investment, as we feel convinced, although so many securities are now preferred to house property, houses built on these improved plans will form as good a class of security as any offered.

Also, for the convenience of gentlemen desirous to have the joiner's work, with the glazed sashes delivered, who may not have either the workmen or materials to prepare the same on their estates in the country so cheap as they can be prepared in town, we have made arrangements by which we can supply the same by contract at prices sure to give satisfaction.

Estimated prime cost of four six-roomed houses, on asphalted foundations, and glazed pipe drains complete, containing eight dwellings, of three rooms each, £600—gross rental, £104, or £13 per annum for each dwelling, where the Metropolitan rate of wages is paid.

Estimated prime cost of four eight-roomed houses, as above, containing eight dwellings of four rooms each, £800—gross rental £136, or £17 per annum for each dwelling, consisting of living room, kitchen, and two bedrooms.





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